
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 20, 2006

SITE PLAN: **AFP-06-035**

TITLE: Hancock Property

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For 92.5 Sq. Ft. Addition and 495 Sq. Ft. Deck
above Garage

ADDRESS: 441 Lynette Street, Lakelands

ZONE: MXD

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:

Applicant: Louise Shipley, for Alison Hancock
Plan Preparer: William Hancock

STAFF PERSON: Patricia Patula

Enclosures:

Staff Comments

Exhibit 1: Application
Exhibit 2: Letter dated August 6, 2006, from Alison Hancock re representative
Exhibit 3A: Letter of Approval dated August 1, 2006, from ComSource Management, Lakelands
Community Association for Laundry Room Addition
Exhibit 3B: Letter of Approval from Lakelands Community Association for Deck over Garage
Exhibit 4: Location Map
Exhibit 5: Aerial
Exhibit 6: House Location Plat Showing Changes
Exhibit 7A-D: Photographs by Applicant
Exhibit 8: Mailing List
Exhibit 9: Rear Elevation (South)
Exhibit 10: Left and Right Elevation (East and West)/Floor Plan
Exhibit 11: Existing Structure Plan and Floor Framing Plan
Exhibit 12: Vertical Sections Plan

STAFF COMMENTS

Location. The Hancock residence is located at 441 Lynette Street, in the Lakelands Subdivision, and is on the corner of the intersection of two alleys as well as Lynette Street. The rear of the property faces an alley lined with gable-roofed garages and the side of the property is parallel with the second alley.

Requests. The applicant wishes to build a 92.5 sq. ft. addition to the existing kitchen as a laundry room. The laundry room is an extension of the main floor and will be built over an existing "mud room" located in the basement level. The second request is to create a garage top deck (22'3" x 22'3" or 495 square feet). The gable trusses of the existing two-car garage will be removed, and a deck, complete with a three-sided railing, will be built over the flat roof. All new materials will match the existing.

Topography Considerations. As the photos demonstrate, this house is located on a small, restricted lot which does not allow for typical deck stairs to the ground level. The applicant had to install circular stairs to accommodate movement from the deck level to the patio/ground level. The topography has a strong downgrade making the top of the garage on an equal plane to the main floor of the house. This allows for the decking, both existing and proposed, to flow parallel to the kitchen and then right to the top of a flat roof garage. Two photos of other garage-type decks in the same area are shown in Exhibit 7D. The home owners association has also given their approval to both of the projects (Exhibit 3A and 3B).

Conclusion. Staff recommends granting **AFP-06-035 - 441 Lynette Street in Lakelands, AMENDMENT TO FINAL PLAN APPROVAL**, finding it in conformance with Sections 24-170 and 172.

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-035
Date Filed	8/11/06
Total Fee	\$300.00

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Lakelands Phase 2, Section 2
 Street Address 441 Lynette Street
 Zone _____ Historic area designation ☐ Yes ☒ No
 Lot 7 Block KK Subdivision Lakelands
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Alison Hancock — Louise Shipley
 Street Address 441 Lynette Street Suite No. _____
 City Gaithersburg State MD Zip Code 20878
 Daytime Telephone _____

3. ARCHITECT/ENGINEER/DEVELOPER

Plan Preparer's Name William Hancock
 Architect's Name _____ Telephone 301 916-0866
 Architect's Maryland Registration Number _____ Suite Number _____
 Street Address 21721 Brink Meadow Lane State MD Zip Code 20876
 City German town

Engineer's Name N/A
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

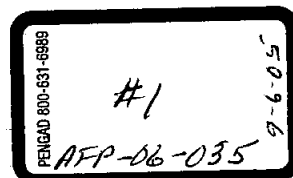
Developer's Name Owner Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Alison Hancock
 Street Address 441 Lynette Street Suite No. _____
 City Gaithersburg State MD Zip Code 20878
 Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

install new laundry room/addition 15' x 9' = 90 s.f.
install deck over garage 484 s.f.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		3,	
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) LOUISE SHIPLEY

Applicant's Signature

Louise Shipley agent for homeowner Date 08/10/06

Daytime Telephone

301 916-0866

City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Md. 20877

August 6, 2006

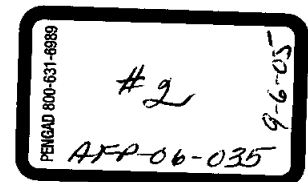
Gentlemen:

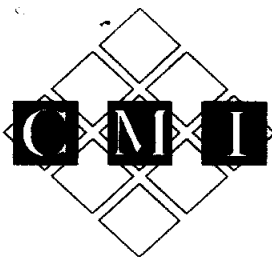
I, Alison Hancock, owner of the property at 441 Lynette Street, Gaithersburg, authorize Louise Shipley to make application for zoning approval and building permit on my behalf.

Sincerely,



Alison Hancock
442 Lynette Street
Gaithersburg, Md. 20878





ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

August 1, 2006

Alison Hancock
441 Lynette St
Gaithersburg, MD 20878

Dear Ms. Hancock:

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) **Install new laundry room /addition**
No comments have been received, from residents not previously notified.

Approved with the following stipulation


- **Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied.**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

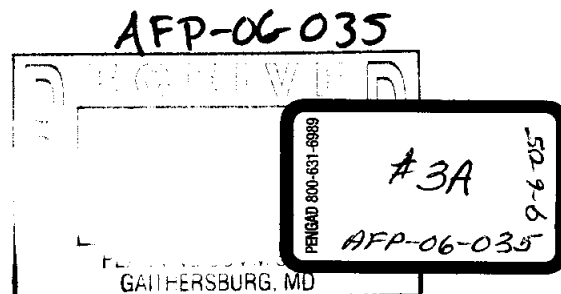
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

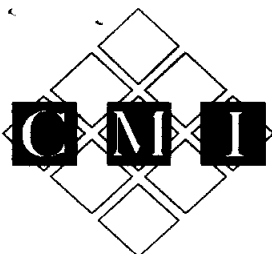
On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,


Deborah Durham, CMCA®
Community Property Manager
Lakelands Community Association

cc: UNIT FILE





ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
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August 1, 2006

Alison Hancock
441 Lynette St
Gaithersburg, MD 20878

Dear Ms. Hancock:

Please note that the Lakelands Community Association's Design Review Committee has reviewed and approved your recent request for the following exterior additions and/or modifications:

Change(s) **Install deck over garage**
No comments have been received, from residents not previously notified.

Approved with the following stipulation


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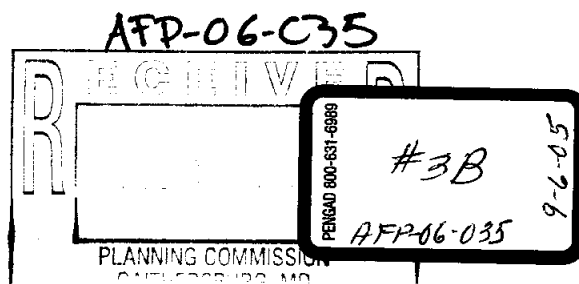
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On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,


Deborah Durham, CMCA®
Community Property Manager
Lakelands Community Association

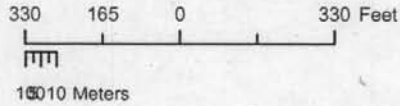
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AFP-06-035

441 Lynette Street

1 inch equals 390 feet



MD State Plane
HPGN NAD 83/91

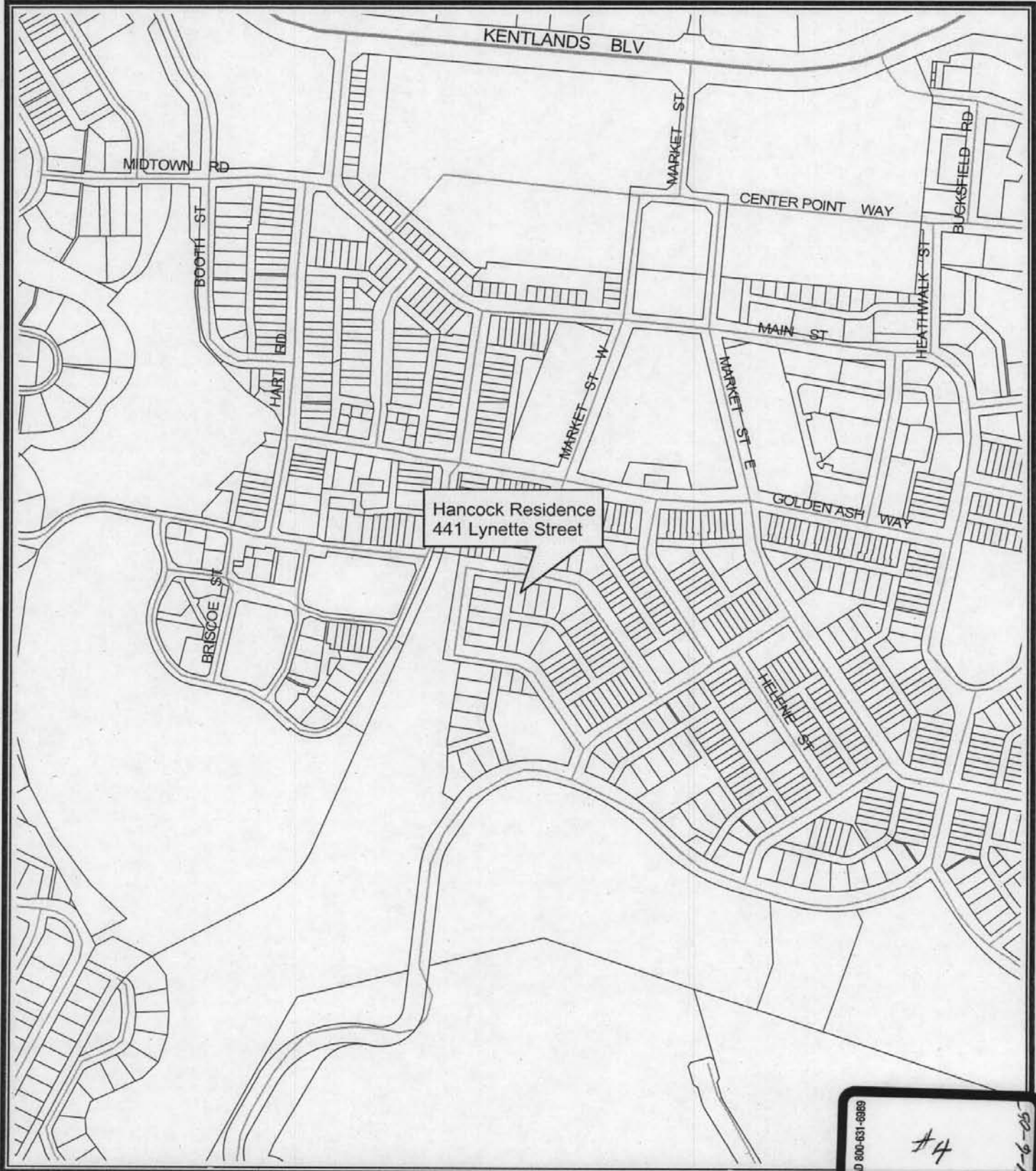
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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

ProjectName.mxd • 11-Jan-2006 • ***



PENGAD 800-631-0989

#4

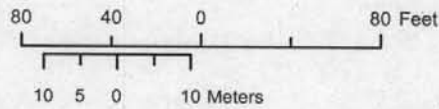
AFP-06-035

9-6-05

AFP-06-035

441 Lynette Street

1 inch equals 82 feet



MD State Plane
HPGN NAD 83/91

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#5

9-6-05

AFP-06-035

HOUSE LOCATION DRAWING
LOT 7 BLOCK KK

AS SHOWN ON A PLAT ENTITLED

PLAT 67

LAKELANDS

PHASE 2, SECTION 2

LOTS 51-53, BLOCK R, LOTS 29-36 AND PARCEL B,
BLOCK S; AND LOTS 1-12, 37-39 AND PARCEL B, BLOCK KK

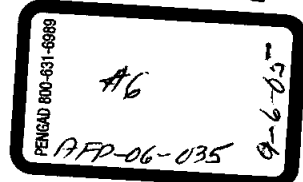
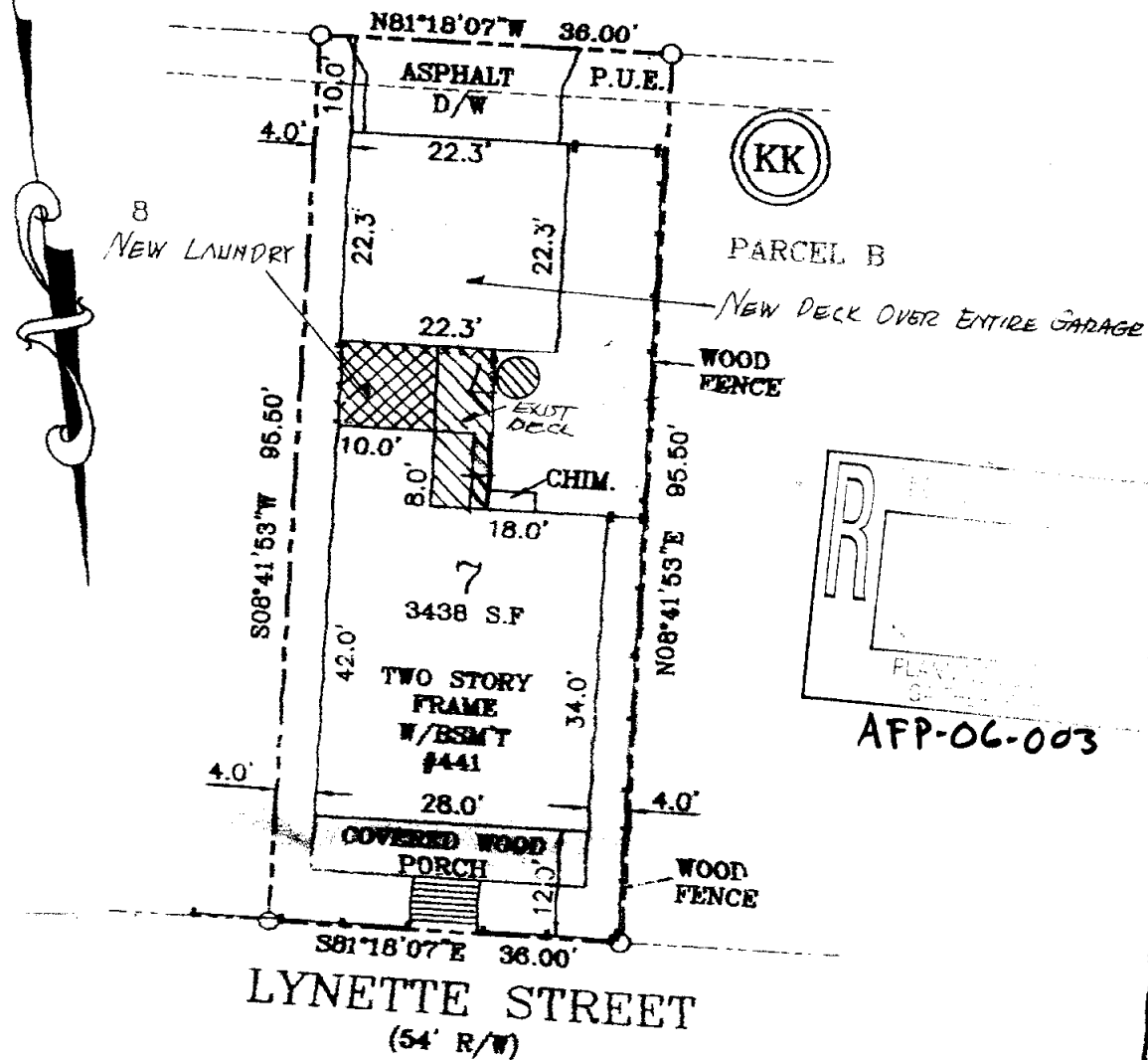
CITY OF GAITHERSBURG

GAITHERSBURG (9TH) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

PLAT NO. 21747

PARCEL B (P.U.E.)



Project



Rear view showing corner location.

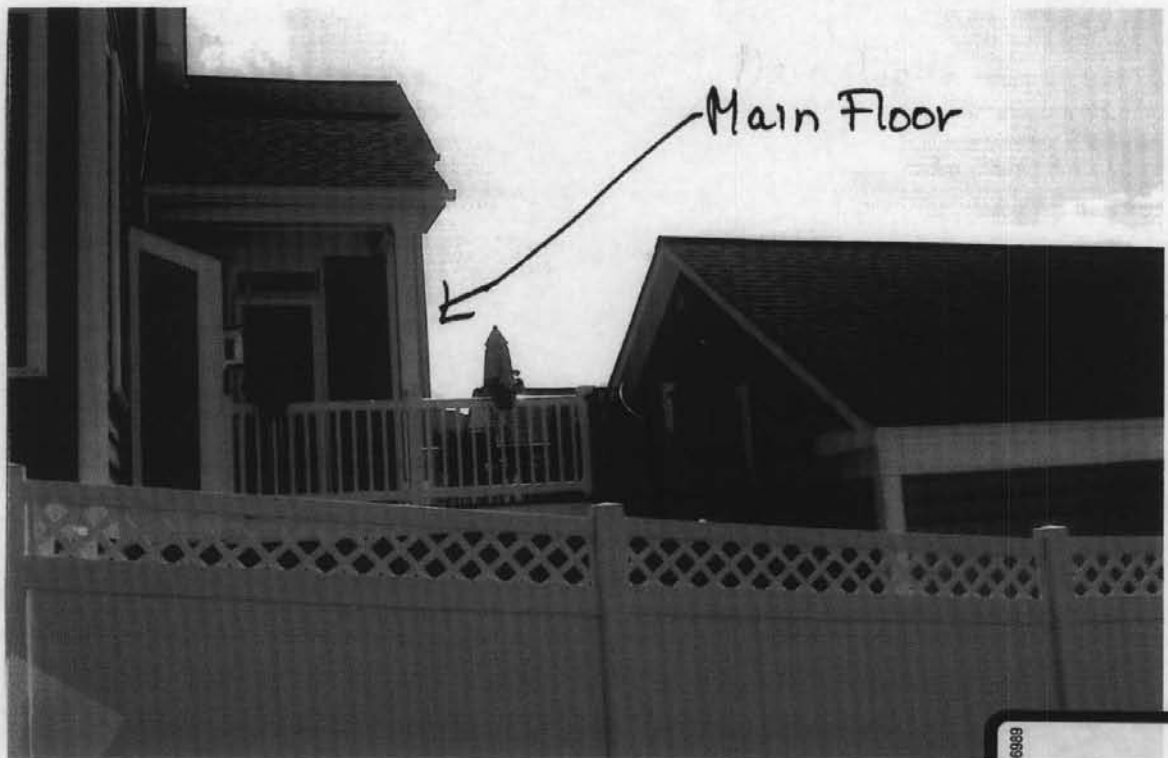


Rear alley view

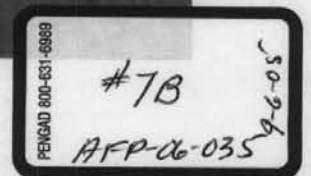
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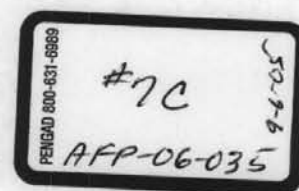


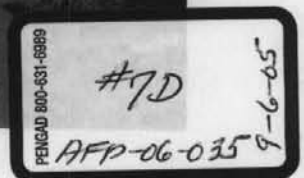
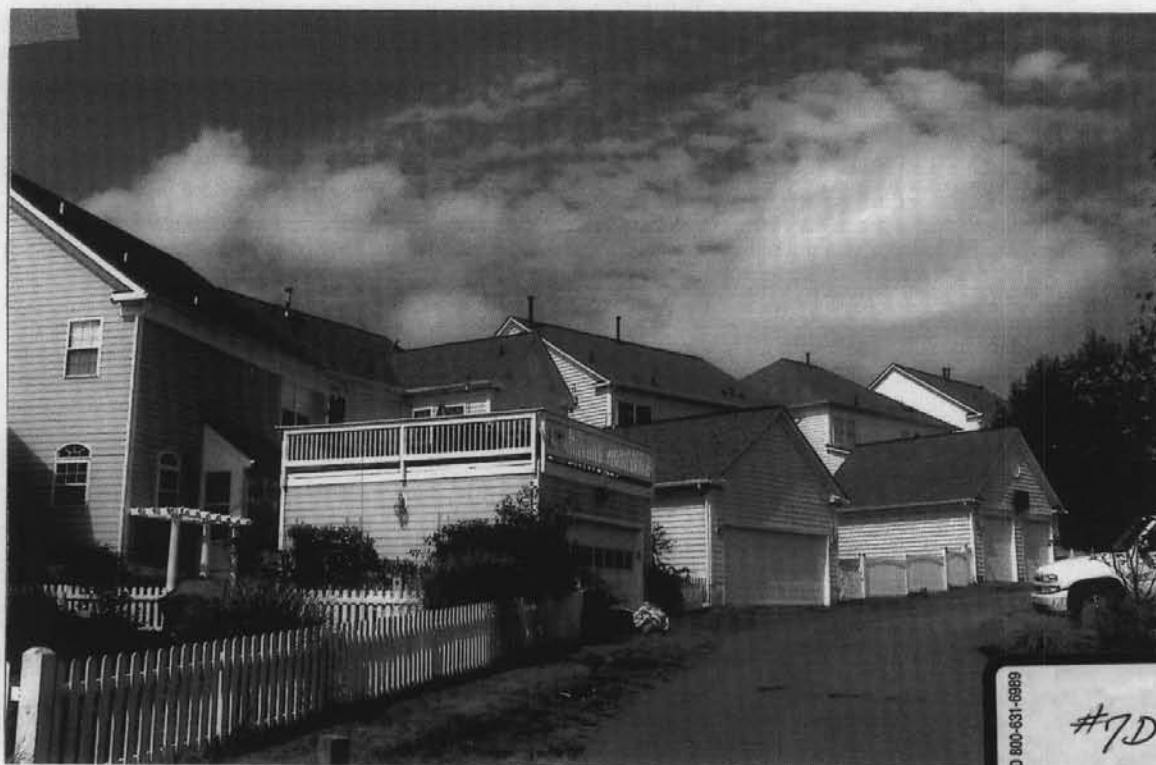
Rear View



Side, Alley View







Two other locations in neighborhood
with garage decks.

ALAN T & ROBYN ROTH
253 LYNETTE ST
GAITHERSBURG MD 20878

ALISON L HANCOCK
441 LYNETTE ST
GAITHERSBURG MD 20878

ARLENE K STARNES
457 LYNETTE ST
GAITHERSBURG MD 20878

AVI M HALPERT
CARRIE GRALNICK HALPERT
402 LYNETTE ST
GAITHERSBURG MD 20878

B GEORGE & FRANCES H ETAL BALLMAN
461 LYNETTE ST
GAITHERSBURG MD 20878

BRENT A & ADRIENNE C COOK
445 PLACID ST
GAITHERSBURG MD 20878

BRENT S & TRUSTACY C SOLOMON
489 MARKET ST W
GAITHERSBURG MD 20878

CARMEN K FELLOWS
418 LYNETTE ST
GAITHERSBURG MD 20878

CARTER & MARTA E PETERSEN
506 NIRVANA ST
GAITHERSBURG MD 20878

DAVID E & MARYANNE YONTEF
452 PLACID ST
GAITHERSBURG MD 20878

E LING WONG
4759 RHAPSODY DR
OAK PARK CA 91377

ELIOT SHATZMAN
406 LYNETTE ST
GAITHERSBURG MD 20878

ERIK R BARSNESS
MICHAEL K BARSNESS
502 NIRVANA ST
GAITHERSBURG MD 20878

FRANCISCO J & MERCEDES MELENDEZ
518 NIRVANA ST
GAITHERSBURG MD 20878

GAITHERSBURG COMM ASSOC LLC
C/O NATELLI COMUNITIES
806 W DIAMOND AVE STE 300
GAITHERSBURG MD 20878

GARRY B & KATHLEEN C ALLER
514 NIRVANA ST
GAITHERSBURG MD 20878

GEORGE K 3RD & ELIZABETH A MOON
444 LYNETTE ST
GAITHERSBURG MD 20878

HENRY G DAY
441 PLACID ST
GAITHERSBURG MD 20878

HIRAM LTRUST LAWRENCE
445 LYNETTE ST
GAITHERSBURG MD 20878

JAMES L & MARIANNE F LUBKIN
448 PLACID ST
GAITHERSBURG MD 20878

JAMES R & ALLISON O WALTHER
440 PLACID ST
GAITHERSBURG MD 20878

JANE HO
522 NIRVANA ST
GAITHERSBURG MD 20878

JEFFREY V ODOM
510 NIRVANA ST
GAITHERSBURG MD 20878

JOSE A MENENDEZ
469 LYNETTE ST
GAITHERSBURG MD 20878

JULIE A POWERS
437 PLACID ST
GAITHERSBURG MD 20878

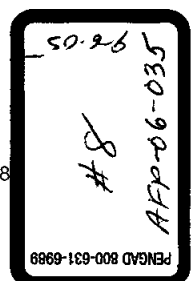
LAKELANDS COMMUNITY ASSN LLC
C/O CMI
3414 MORNINGWOOD DR
OLNEY MD 20832

MARK F & CYNTHIA O DERRICK
497 MARKET ST W
GAITHERSBURG MD 20878

MARYHELEN GARST
414 LYNETTE ST
GAITHERSBURG MD 20878

MICHAEL C & ALISHA S O'HALLORAN
401 PLACID ST
GAITHERSBURG MD 20878

NIAL J CAROLAN
473 LYNETTE ST
GAITHERSBURG MD 20878



AFP-06-035 Sep. 6 '06 Agenda

PAULA E & JOSE L GALLIANI
449 LYNETTE ST
GAITHERSBURG MD 20878

PHILLIP & ANITA F BARSKY
436 LYNETTE ST
GAITHERSBURG MD 20878

RENATO & ILARIA A PARISOTTO
477 LYNETTE ST
GAITHERSBURG MD 20878

RICHARD A & CATHERINE A FARAONE
440 LYNETTE ST
GAITHERSBURG MD 20878

ROBERT D & GAIL M ADAMS
493 MARKET ST W
GAITHERSBURG MD 20878

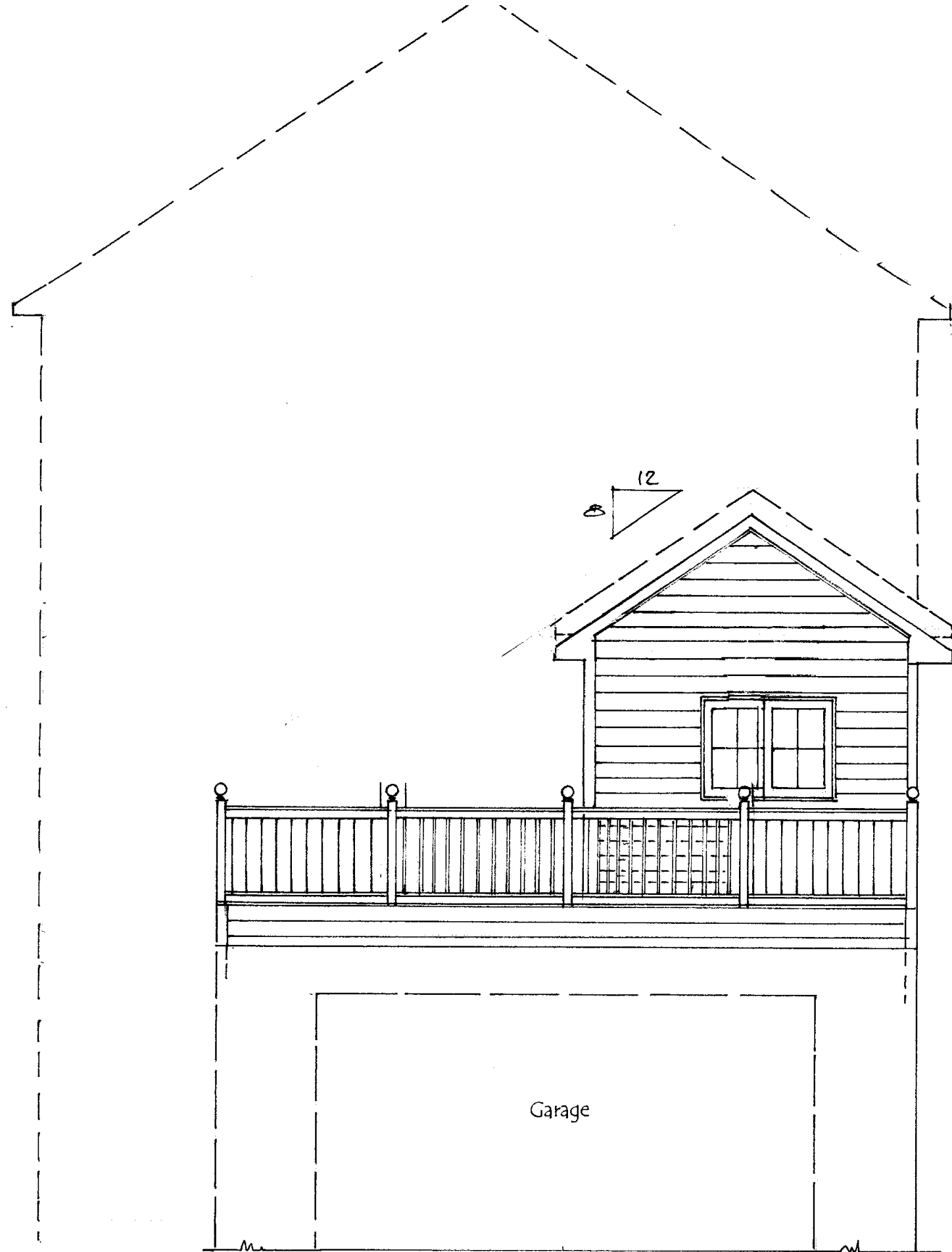
ROY I & CLAIRE F FLEISCHER
444 PLACID ST
GAITHERSBURG MD 20878

SHIAOPING C ZHU
410 LYNETTE ST
GAITHERSBURG MD 20878

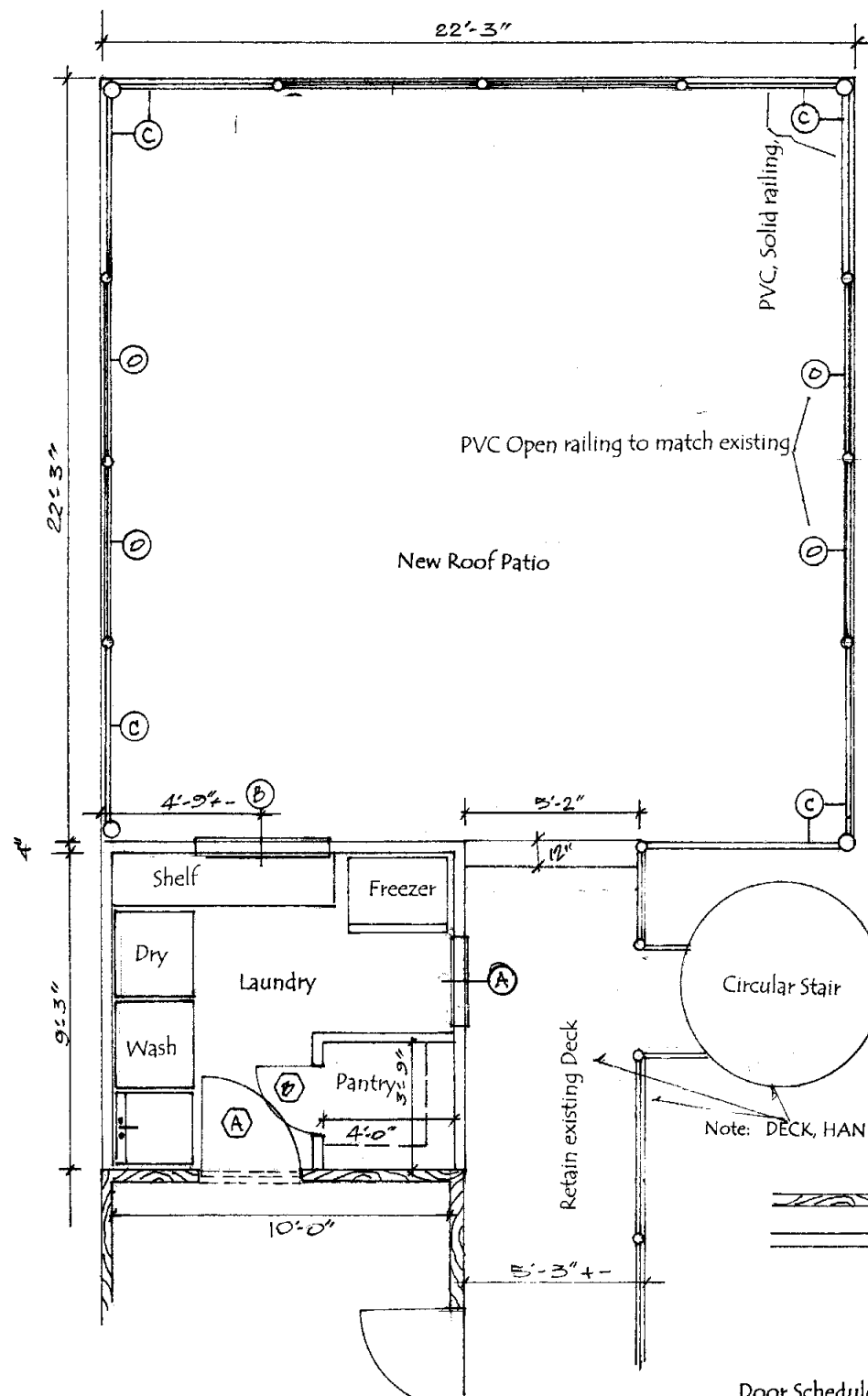
VLADIMIR & LILIA KARASIK
436 PLACID ST
GAITHERSBURG MD 20878

WILLIAM HANCOCK
21721 BRINK MEADOWN LN
GERMANTOWN MD 20876

YONG S XU
465 LYNETTE ST
GAITHERSBURG MD 20878



Rear Elevation
(South)



Floor Plan

Door Schedule
 A 3/0 x 6/8
 A 2/0 x 6/8 Colonist

Window Schedule
 A Reuse from previous location
 B 4/0 x 3/0 Vinyl Slider

- Ⓐ PVC Open railing to match existing typ
- Ⓒ PVC, Solid railing, typ

Note: DECK, HANDRAILS AND CIRCULAR STAIR NOT SHOWN FOR CLARITY

Existing
 New

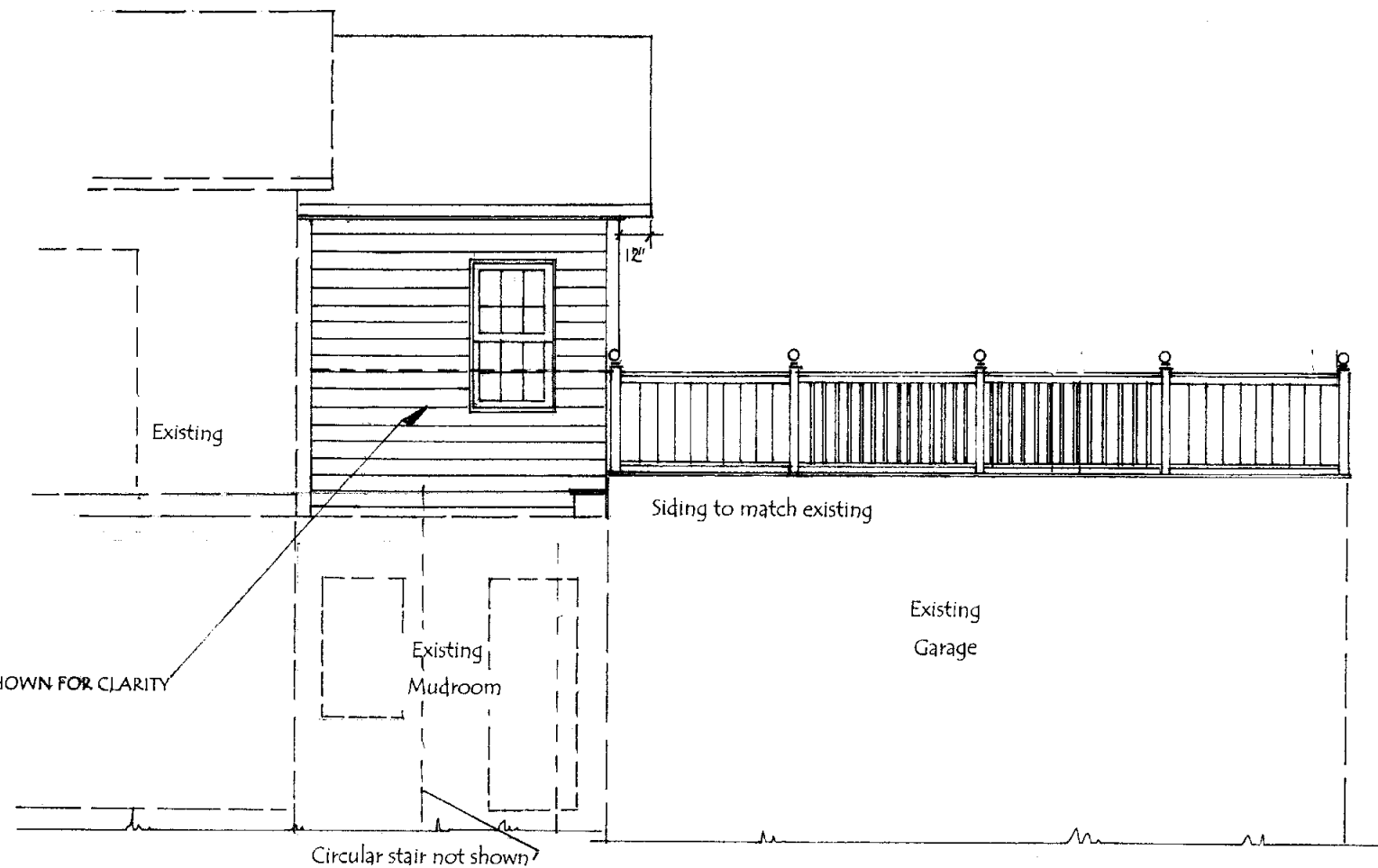
General Construction Notes

All work shall conform to all Local and National Ordinances & Building Codes applicable to this project, including but not limited to IRC 2003

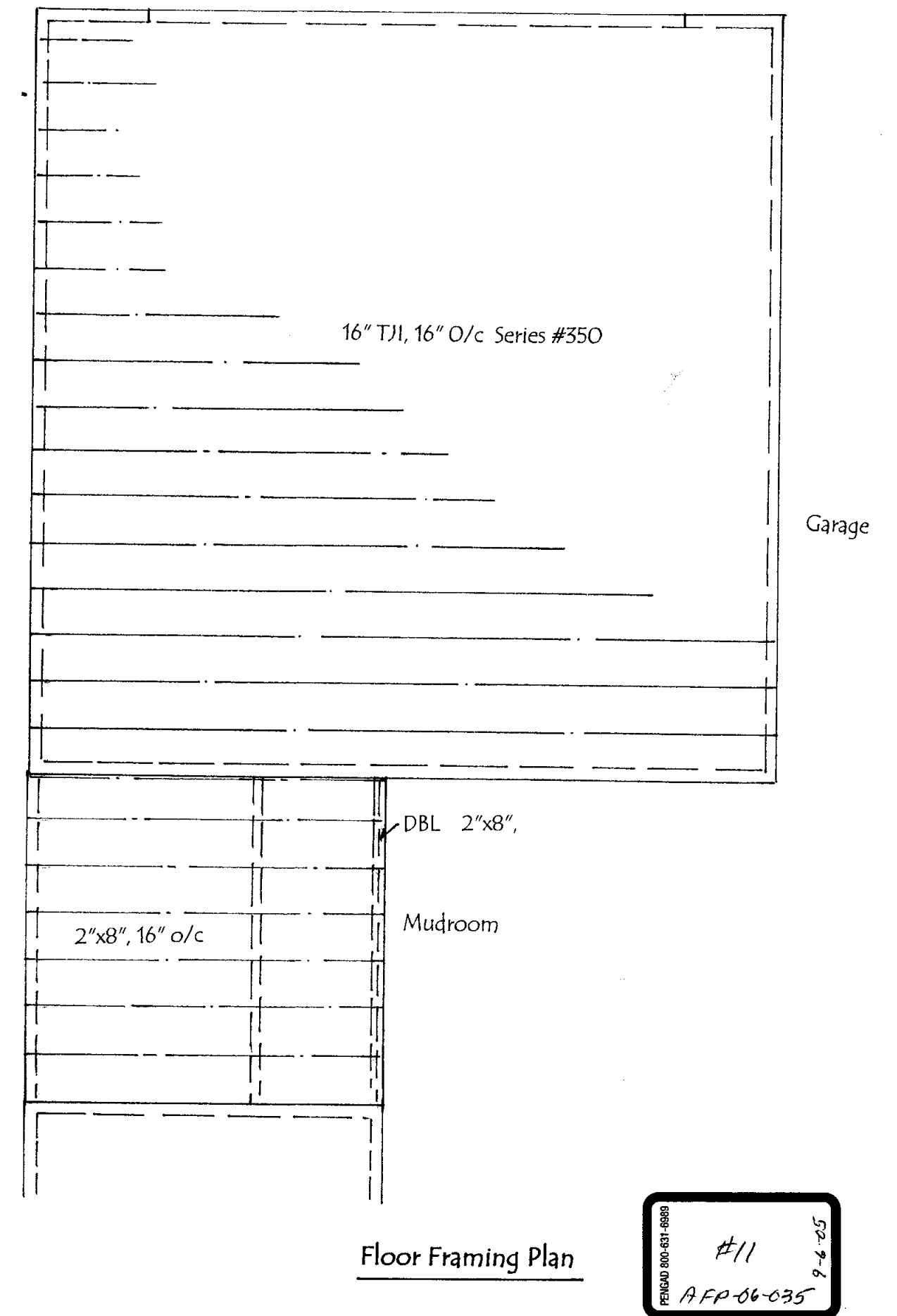
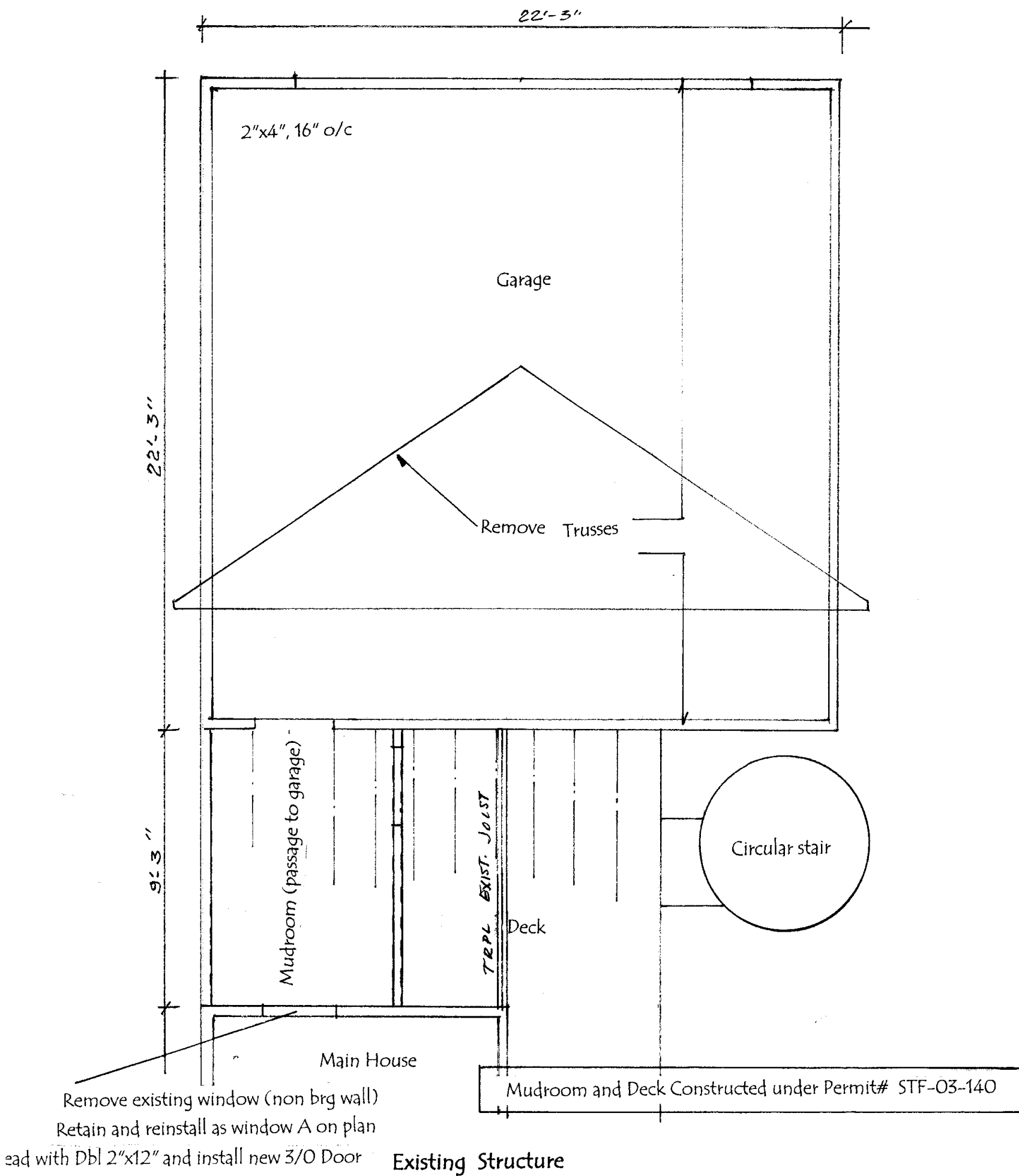
Minimum design Live Load shall conform to IRC Table R-301.4
 Glazing to comply with IRC Table R-308.4

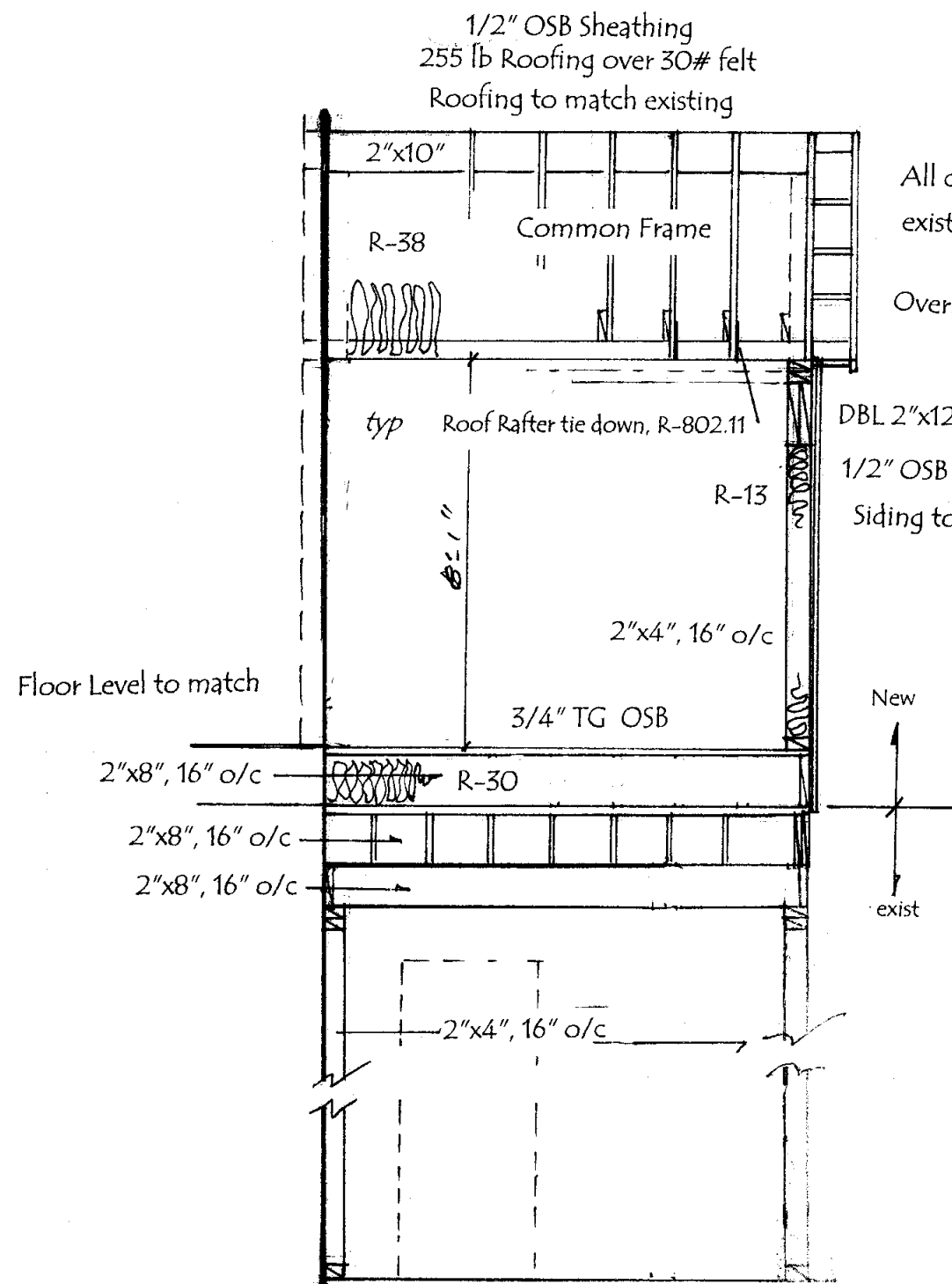
DO NOT USE SCALE

Always use figure dimensions in preference to scale and verify all dimensions at the construction site.



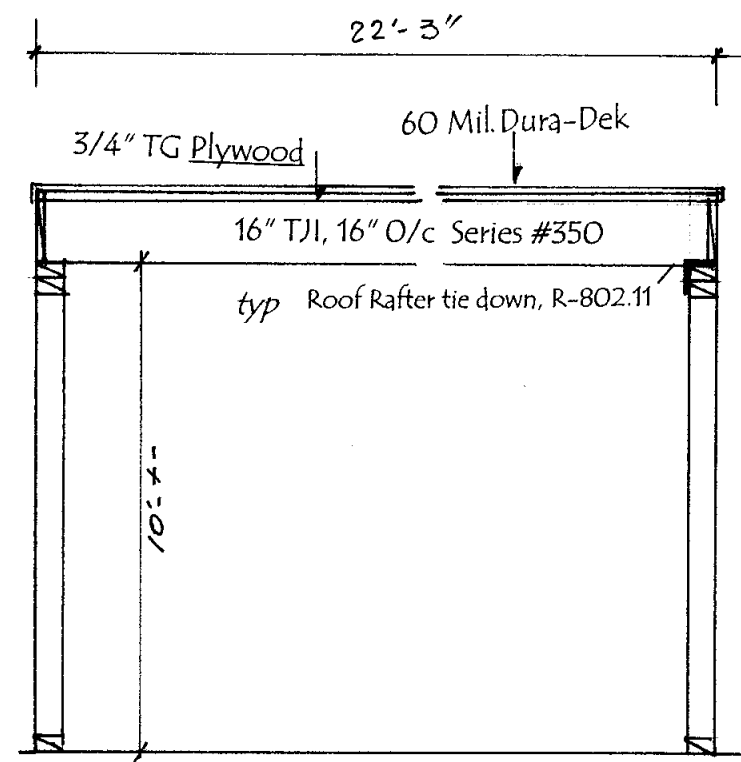
Left Elevation, Right is mirror
 (West)





Vertical Section, Laundry NTS

All cornish and siding to be installled to match existing, both in material and design



Vertical Section, Garage, NTS